

The Smithfield Board of Historic and Architectural Review held its regular meeting on Tuesday, May 16th, 2017. The meeting was called to order at 6:30 p.m. Members present were Mr. Trey Gwaltney, Chairman; Mr. Chris Torre, Vice Chairman; Ms. Julia Hillegass, Mr. Ronny Prevatte, Mr. Russell Hill, and Mr. David Goodrich. Mr. Gary Hess was absent. The staff members present were Mr. Joseph Reish, Planning Technician and Mr. William H. Riddick III, Town Attorney. There were four (4) citizens present. The media was not represented.

Chairman Gwaltney – Ladies and gentlemen, we will call our May meeting of the Board of Historic and Architectural Review to order. Thank you all for coming tonight. The first item on our agenda is the Planning Technician's Report.

Planning Technician – Thank you, Mr. Chairman. I have three (3) items this month to report. There are three (3) waivers or administrative approvals. The first is for two (2) 1' x 1' window logos at 236 Main Street. It was the old Olive's store. The next administrative approval was to repair one (1) or two (2) barns at 511 Main Street. It is across the street from Grace and Main. There are some old barns at that house that are getting to be in bad shape. They want to replace some materials with similar materials and colors. It is a separate application than the Pierceville property. At 355 Grace Street, we wrote an administrative approval to replace a front porch with the same materials and colors. Previously, the house had a flat roof and water was draining back towards the siding. He wanted to put a bit of an angle to it with a metal to metal roof. It will have white paint. Thank you.

Chairman Gwaltney – The next item on our agenda is Upcoming Meetings and Activities. There is a list provided for you to review. The next item is Public Comments. Do we have anyone signed up for public comments tonight?

Planning Technician – There are no signups tonight.

Chairman Gwaltney – Does anyone wish to speak for public comments? Hearing none, we will move to Board Member Comments. Do any Board members have any comments that you would like to make? Hearing none, we will move to Garden Shed – 233 Cary Street – Non-Contributing – Kenneth & Kimberly Gardner, applicants. Do we have a staff report?

Planning Technician – No sir; not at this time.

Chairman Gwaltney – Do we have a report that you want to do? Do you want to tell us anything about all of this?

Planning Technician – I can. If you look at your agenda packets, you can see that it is an 8' x 10' shed. It will be in the rear of 233 Cary Street with the siding, doors, roofing, and skylights all manufactured in a plastic, resin material with the colors infused. The house is the same color; however, it is just a little garden shed.

Chairman Gwaltney – Thank you. Do we have anyone here to speak on behalf of this application? Please step to the podium and state your name and address for the record.

Mrs. Kim Gardner – I think, when my husband originally sent in the paperwork, we had wanted to put it in the nook behind our garage. We have since decided that we would like to move it to the back side of our deck. You will practically not be able to see it from the road. It is not really in the middle of our yard; but sort of in the middle of our house. My husband and I put a pop up tent sort of where we want it. My husband took some pictures from out in front of our house so you can get an idea of what we are talking about.

Chairman Gwaltney – So, on the drawing that we have, it is in a different location.

Mrs. Gardner – Yes, it is behind our deck now. We wanted to put it by the garage originally but we were afraid it would be too visible. Sitting right up against the deck, it really should not be visible or barely visible.

Chairman Gwaltney - For the rest of you at the table here, if you look at the schematic of the property and you go right to the top of the page and even off of the top of the page where the steps are on the deck is where she has designated that she would like to put the shed. Is everyone clear on that?

Mrs. Gardner – We feel like we chose something that complements our house. Our house is not a historic home. It has vinyl siding and a vinyl fence. I feel like it would just look like an extension of our home from whatever view you might see it. Again, you cannot really see it from the road. We do not even have a sidewalk on our side of the street. It will just be cars that drive by. If they are looking, they probably will not be able to see it.

Chairman Gwaltney – Are there any comments from the Board?

Mr. Hill – Mr. Chairman, we have had several sheds come before us in the last two (2) to three (3) months. We have pretty much had a standard of everybody following with the Hardie Board exterior to match the historic district. I realize that it is a vinyl

siding house. Do we need to stay with the same standard for everybody regardless whether it is visible or not visible? That is my question to the Board.

Ms. Hillegass – The houses that were up for discussion during the last couple of meetings were historically significant or contributing. This one is not. I feel that we have a bit more leeway in making some decisions here.

Mr. Hill – Okay.

Chairman Gwaltney – I think one thing to consider on this and it will sound like I am on both sides of the fence; but, on one hand, I often feel with everything we have to consider here, good or bad, we run the risk of setting a precedent for what we do in the future. On the other hand, we do want to judge everything on a case by case basis. It makes me sound wishy-washy. I do not mean to sound that way but I am trying to throw both sides of this out there. I think it is important that we look at everything on a case by case basis because we do have a varying degree of historical and architectural significance to the different properties throughout the district; however, they are all within the historic district. I think that is one thing you cannot lose sight of regardless of what one property is. The property sits within a historic district. I am throwing that out there for you all to consider.

Town Attorney – It says plastic. Is it plastic that looks like wood?

Chairman Gwaltney – Do you have the picture?

Town Attorney – Yes but I cannot tell. I do not recall that we have ever approved plastic anywhere. It is your choice.

Chairman Gwaltney – The tables that we are sitting at are not like the white plastic tables; but I get the impression it is something like that. Something like white plastic folding tables. I do not know how else to describe it.

Mr. Hill – It is infused resin like a deck box or whatever. It is the same kind of material.

Chairman Gwaltney – I would agree, Mr. Riddick, I do not think an outright plastic structure has been approved during my time or before me.

Town Attorney – When in doubt, look at your guidelines.

Chairman Gwaltney – Yes.

Mr. Hill – Could I see the new pictures that she just gave you, Mr. Reish?

Planning Technician – Yes. It is very hard to see but it is slightly visible.

Chairman Gwaltney – Mrs. Gardner, if you are going to put this on the deck, will it be right up against the deck?

Mrs. Gardner – Close to it, yes.

Chairman Gwaltney – Would the back of the shed be against the deck so the doors of the shed would be facing towards your back yard?

Mrs. Gardner – Yes, towards Pierceville.

Chairman Gwaltney – So, if anything, what would be visible would be the back or the sides.

Mrs. Gardner – Really, it would just be the roof. The tent is a 10' x 10'. We tried to not pop it up all the way to make it as realistic to the measurements of the shed.

Chairman Gwaltney – We have looked at things like this before. Of course, we are in spring/summer with all of the leaves on the trees. It is different in the winter. I will point that out.

Mrs. Gardner – Right. I totally appreciate the standard with the wood but a wood shed is not going to complement my house. I understand about keeping the district standards. With my house being vinyl siding, I think it would stick out like a sore thumb.

Chairman Gwaltney – Well, if we are not seeing too much of it then it would not be too much of a sore thumb sticking out.

Mrs. Gardner – Well, it will for me. I feel like we chose something that is comparable to our house and what would complement our house which was our goal. We just need extra storage. We are a three (3) car family with a one (1) car garage. We need a place to put stuff.

Vice Chairman Torre – The guidelines tell us that nothing is approved for restoration or re-construction within the district on a house but Hardie Plank siding. It does not really say much about additional outbuildings. In my own personal opinion, if you cannot see it then it does not matter. The standards that we are supposed to enforce become more stringent as the classification increases. Historic is different than non-contributing. As far as I am concerned, what you have submitted is fine except that you got the location wrong.

Mrs. Gardner – Do you mean from where we originally submitted it or where we plan to put it now?

Vice Chairman Torre – What you submitted was to put it in one place and what you are asking for is to put it in another. I do not know how we do that.

Mrs. Gardner – I would rather put it where we originally had it submitted but I was concerned that it was too visible and that it would not be approved. Just this past weekend, my husband and I were trying to come up with an alternative that would hopefully be acceptable. That is why we tried another spot.

Vice Chairman Torre – You might have to pick one so we can make a decision.

Mrs. Gardner – I want to put the one we submitted tonight because I feel that is the best solution.

Mr. Goodrich – Mr. Chairman, if you look at page 46 of our guidelines, it very specifically gives information on fences. I do not see much difference in the fence and a shed except that they have two (2) different purposes. It says that plastic fences are not to be used if they are visible from the street. If the shed is moved back to the location as originally submitted, it would be visible from the street, it would be plastic, and I think it would not fall under the guidelines and should not be approved based on the guidelines that we have about the use of plastic.

Chairman Gwaltney – Could you say that again?

Mr. Goodrich – What I am saying is that if it is moved back to the location as originally requested which is behind the garage then it is more visible there. The building is plastic. A plastic fence could not be put there based on our guidelines. I would say that a plastic shed could not be there either because it would be visible from the street which is what our guidelines say.

Chairman Gwaltney – Exactly. If it is moved to a location where it is not visible.....

Mr. Goodrich – Then that is a different matter. I am not saying that I would vote to approve that but it is a different matter because it would not be visible from the street.

Planning Technician – It is before you all tonight because we looked for every angle we possibly could to administratively approve this. If you could not see it at all in any way, shape, or form, we would have administratively approved it and written them a zoning permit already. The difficulty is that it will be visible in one location or another. I think it is less visible with the modification that she is able to do. It is unfortunate that we try so hard to do administrative approvals for people when it does not need to come before the Board. If you cannot see it from the road, we do not need to put it before the Board, and it meets the ordinance then we write a zoning permit and it is a done deal. We only bring things before you all if you can see them from the road at all. It is

unfortunate because there is an empty lot between her house and the next neighbor over. We looked really hard to try and administratively approve it; but we could not.

Chairman Gwaltney – Based on the first proposed location.

Planning Technician – Correct and the second location as well. The pictures that she brought you can still slightly see it. We really tried hard to administratively approve and keep as much stuff administratively approved as possible. William Saunders is the Zoning Administrator and it was discussed with him. It was his decision to go ahead and put this before the Board.

Mrs. Gardner – Your guideline says ‘when it is visible.’ Does that mean visible to cars that are driving by or visible to people walking by? There is no sidewalk on my side of the street. Nobody walks on my side of the street. Cars drive by at thirty (30) mph or more.

Chairman Gwaltney – I will just say, so that you understand and I think you do, that some of us are concerned about doing something that makes it real easy for another person to come along and say that we did this and now you need to do this for me. Their situation might not be the same. It becomes hard to justify some of it. Not to harp on the word ‘precedent’ but it is always difficult to do something for the first time not knowing what may happen in the future with it. I do not want to say that we are scared to do what we think; but I think there is a lot of thought that goes into what happens next month when someone else comes up with something like this. It is part of the hesitancy.

Mrs. Gardner – I understand. I think what you can say is that it matches my house. It matches. There is just not very much that is visible at all.

Ms. Hillegass – I will say, Mr. Chairman, from the photograph it is more attractive than some of the wooden sheds we have seen presented to us. Based on that and the alternate location that was presented tonight, I will move to approve with the amendment presented this evening.

Vice Chairman Torre – Second.

Chairman Gwaltney – A motion has been made and properly seconded to accept this which would be the location that was presented tonight behind the deck.

Planning Technician – When we call it to a vote, can we do a person by person vote?

Chairman Gwaltney – We can do that. Are there any other comments or questions? Hearing none, roll call vote.

On call for the vote, six members were present. Mr. David Goodrich voted aye, Chairman Gwaltney voted nay, Mr. Russell Hill voted nay, Ms. Hillegass voted aye, Mr. Ronny Prevatte voted aye, and Vice Chairman Torre voted aye. There were two (2) votes against the motion. The motion passed.

Chairman Gwaltney – Okay. It will be at the new location.

Mrs. Gardner – Yes.

Planning Technician – If you come by and see me tomorrow, we will get you a permit, Mrs. Gardner.

Mrs. Gardner – Thank you.

Chairman Gwaltney – The next item on our agenda is Exterior Renovations – 232 James Street – Contributing – Timothy Miller, applicant. Could we have a staff report please?

Planning Technician – Mr. Miller owns 232 James Street. He would like to do some exterior renovations. You can see the pictures in your packet of the existing home. The next picture is a rendering that he and his wife have come up with. Basically, they want to extend the metal roof over a little bit and put some light grey Hardie Plank siding on it. The porch will be wood with white columns and white railings. The rendering shows 9/9 double hung windows but they are actually 6/6. They will be vinyl but that is kind of hard to get away from when it comes to windows. There is also a rendering of the back of the home. There is not really a whole lot of review for us for the rear of the home. You can see where he is going to put Hardie Plank all the way around it. Thank you.

Chairman Gwaltney – Okay. Thank you. Do we have anyone here to speak on this tonight? Please step to the podium and state your name and address please.

Mr. Tim Miller – I live at 232 James Street. That is it pretty much in a nutshell. The biggest thing we want to fix is the side where there is not a metal roof. It is a flat rubber roof. The left side, which is the master bedroom, was added on and has the same pitch and the same metal roof. When they added the right side on, it just has a rubber roof which is not good for the health of the building. It is not attractive either. In the back, it also creates an issue with having several different angles and slopes. If you look at the back, it does not all marry up. With the roof, the big goal is getting more

standard and improving the quality of the look. Hopefully, we will eliminate any roof problems or leaks. Obviously, with the siding, it will improve the look with the new color. We do not particularly care for the siding color now; but whoever had it before did which is fine. We would like to go with the light grey. Part of the building, at the master bedroom and the pieces of the building on the left side, has already been redone in Hardie Plank. I think the wood probably went bad and they re-did it. We will just standardize that and go all the way around. The front porch size will stay the same. We would, basically, just get rid of the screened in sections. We will put some nice white pillars through there and open it up with white railings going across halfway up. It will make it look a whole lot better and hopefully extend the life of the building. It will make the street look a little nicer at the same time.

Mr. Prevatte – Is this the former Chapman house?

Mr. Miller – Yes, sir.

Mr. Prevatte – With the flat rubber roof, do you have a leakage problem in that room?

Mr. Miller – We have not but I can see where they had problems in there.

Mr. Prevatte – I did work in there at one time.

Mr. Miller – I can see where there is plenty. If you look at the roof, it is not in good shape. It would be nice to get the roof over and then fix the ceiling and do it right. I think we need to start with the roof to make sure that everything underneath it is stable and secure. The windows will be replaced with vinyl windows. Obviously, we will trim them in and make them match and look nice.

Mr. Prevatte – It is an attractive drawing.

Mr. Miller – My wife did this. She has a degree in graphic design. She has a cool computer program.

Mr. Prevatte – This house did have a lot of problems; maybe I should not say all of them.

Mr. Miller – We have had it for a couple years. We are ready to move forward. It is nice. The garage in the back is a nice two (2) stall garage.

Mr. Prevatte – Do you ever hear strange noises in the house?

Mr. Miller – Nothing other than the heater.

Mr. Prevatte – I worked in there one day and I swore I could hear someone walking.

Mr. Miller – I have only been in the attic one time.

Mr. Prevatte – This was not in the attic. It was in the living room.

Mr. Miller – The house is pretty drafty.

Mr. Prevatte – Does it have paneling in the kitchen?

Mr. Miller – Yes, sir. It has wood paneling in the kitchen.

Mr. Hill – Are you going to put a flat roof back on the porch?

Mr. Miller – No. The roof has a little bit of an angle on it now. It is metal as well. It comes up and then levels. I do not know what you call it; but it does have an angle. It is hard to see in this drawing. We had not planned on replacing the roof on the front. It is not entirely flat. It comes up about two (2') feet.

Chairman Gwaltney – I think what we are looking at in the picture.....when I drove by it I did not look at this part specifically, but looking at the rendering and all where you have green from the top of the roof up to the trim of the upper roof....I am looking at the photograph closer now and I think that is flashing and it goes all the way up to the trim.

Mr. Miller – Yes, sir. It is close to it. It is kind of dark. If you see the right side where there is not a metal roof, it goes up to just one (1) piece of siding below that.

Chairman Gwaltney – Will that be painted the color of the roof which will be this dark green?

Mr. Miller – Yes, sir.

Mr. Prevatte – Are you replacing the shutters?

Mr. Miller – I am not sure if we are replacing or refinishing those. They are not in too bad a shape really. They have a whole lot of paint on them.

Mr. Prevatte – We prefer wooden shutters.

Mr. Miller – If I do not have to buy them and I can paint them, that is what I will do.

Mr. Prevatte – How about your windows? Have you thought of wrapping them with four (4) inch trim?

Mr. Miller – I have not.

Mr. Prevatte – That would give it a good effect.

Mr. Miller – I am open to lots of suggestions. I am new to this.

Mr. Prevatte – Then the windows would not look quite so much like vinyl.

Mr. Miller – Yes, sir.

Mr. Hill – Mr. Chairman, I make a motion that we accept the application as presented except that I request that it have at least four (4”) trim around each window and a traditional window stool on the bottom.

Mr. Goodrich – Second.

Chairman Gwaltney – A motion has been made and properly seconded; but I have one more question. Unless I have missed something here is the roof on the main part of the house standing seam or shingles? The front rendering shows standing seam and the back shows shingles.

Mr. Miller – Yes, sir, that is how it is currently now.

Chairman Gwaltney – So, the front will be standing seam and the rear will be shingles.

Mr. Miller – That is what we had planned on.

Mr. Hill – Are you planning on leaving it like that?

Mr. Miller – It needs new shingles. We wanted to take the roof up and put new shingles on and marry the new ten (10’) feet in the front. This pitch will come right up and match it. Across the back of the building, we will have architectural shingles. It will be all one piece and not sections anymore and will go straight down the back.

Vice Chairman Torre – I have a question, Mr. Miller. It says you are replacing the existing windows with the same 6/6 sash, double-hung windows that have energy efficient glass. I am confused because the last page of your submittal shows a window. I am wondering what the material is.

Mr. Miller – Do you the material of the window itself?

Vice Chairman Torre – Yes, the mullions and the sash and so forth. I have a problem with that. Our guidelines state that we can only replace windows and doors when they are missing or beyond repair. It states to ‘Avoid replacement windows with false muntins and fixed thermal glazing. Do not use inappropriate materials or finishes such as vinyl. Construct the new doors or windows of wood or metal and the match the style of the building. Use replacement windows with true divided lights. False muntins and internal removable grills do not present a historic appearance and should be avoided.’ We require that window details be submitted such as a brochure or some such information as that.

Town Attorney – But that is not exactly true Mr. Torre. It is what the guidelines say but the Board adopted a policy long ago that energy efficient windows with a fixed

muntin is permitted. That has been an accommodation to technology for lack of a better characterization. We do not allow vinyl trim. The sashes themselves have been permitted for quite some time. They are used on Landmark houses as well. Mr. Torre, you are not incorrect about the guidelines; but the policy of the Board has been different than that for quite some time. We probably need to amend our guidelines to reflect that. That is the history of matters pertaining to windows.

Vice Chairman Torre – In regard to the true divided light is that also the case? It seems like, in the short time I have been on the Board, we have insisted on true divided light with real, honest to God muntins.

Chairman Gwaltney – You are right. In a perfect world, our preference would be to have that. We did allow on Ms. Eley's Academy on Grace Street to replace all of their windows. They had our permission to use vinyl replacement windows if the muntins were affixed at least on the outside; presumably the outside and the inside. We had quite a discussion with them. They had approximately fifty (50) windows that they had to do. We did agree, with that being a Landmark property, that we allowed them to do that. So, I agree with Mr. Riddick. You are right, Mr. Torre, in what you have stated from the guidelines; but I think there are some things that need to be slightly updated just because of technology and products that are out there. There are things now that are more energy efficient. I know some of us in this room have windows similar to this with muntins on the inside and outside as well. I think we would allow something. What we choose to allow is up to us; but I think we can move away from the strictness of the guideline that says it has to be wood and it has to be divided.

Ms. Hillegass – I think we have to evolve with the times and what is available and practical.

Chairman Gwaltney – But your point is well made. I still think the roof is a little odd.

Mr. Hill – Are you married to the metal roof? Is that why you are trying to leave the metal roof in the front and do the shingles in the back? Is it something you like?

Mr. Miller – I think it looks nice in the front. I think tying it all together and making it standard across will make it look nice.

Mr. Hill – The metal roof up there now is painted. Is that correct? It is not a factory pre-finished roof.

Mr. Miller – I think it is. I believe so. I have been up there and cleaned it a couple of times. I have not seen any paint chipping off. It seems very intact.

Chairman Gwaltney – Do you know how old that roof is? The metal roof is not that old if it is pre-painted.

Mr. Hill – That is right.

Mr. Miller – I am not exactly sure to be honest.

Chairman Gwaltney – Have they put it on lately?

Town Attorney – They put it on after the daughter sold it.

Planning Technician – I wonder if the Fitzgerald's put it on. They lived there before Mr. Miller.

Town Attorney – I think that is right.

Mr. Hill – My next question is how they will be tying in the metal roof to asphalt shingles on the back.

Mr. Miller – There is a cap that goes right over the top. It goes right up under there and it has studded bolts or screws. It is a cap that runs right across the top.

Chairman Gwaltney – So, is it a product that is out there for this sort of thing?

Mr. Miller – It is just a regular cap.

Mr. Prevatte – I think there was a standing seam roof on there when you bought the house, I believe.

Town Attorney – That is not right, Mr. Prevatte.

Chairman Gwaltney – Is there any more discussion on that?

Chairman Gwaltney – A motion has been made and properly seconded to accept this as presented with four (4") trim around every window and every door. It looks almost like it is drawn that way on the back of the house more than the house. That could just be some artistic interpretation on behalf of the artist, I guess. The roof will be two (2) styles and the windows will be like the picture we got. Roll call vote.

On call for the vote, six members were present. Mr. David Goodrich voted aye, Chairman Gwaltney voted aye, Mr. Russell Hill voted aye, Ms. Hillegass voted aye, Mr. Ronny Prevatte voted aye, and Vice Chairman Torre voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney –Thank you. You can talk to Mr. Reish and he will get things straight.

Planning Technician – At this point, you really do not need anything from us except a Certificate of Appropriateness. If you run into situations where you need a building permit, we will write you a Zoning Permit Waiver that will get the building permit if need be. You are good to go.

Chairman Gwaltney – Our next item is Garage Door Replacement – 336 Main Street – Landmark – Ronnie Prevatte, applicant. Could we have a staff report please?

Planning Technician – Thank you, Mr. Chairman. In the packet, the first picture is the existing garage doors. They are two (2) wooden, fold open garage doors. The next picture is a copy that did not turn out too well. I went to the garage door website and overlaid the proposed door on the garage. If you look at it, I can assure you this is not an approval after-the-fact. It is just an overlay of a picture from the garage door company's website. It is a pretty handy little tool. It will be a steel door painted brown. Thank you.

Chairman Gwaltney – Do we have someone to speak on behalf of this tonight? Please state your name and address for the record.

Mr. Ronnie Prevatte – I live at 351 South Church Street. I recuse myself from casting a vote. I want to replace these two (2) doors which are T1-11 and swing out. I would like to take them down. The garage has been wired up for a roll up door. I have a new tenant coming in. She is the minister at the Methodist church. I am trying to fix it up for her. She would like to pull her car in the garage and have an opener. It is a steel door. I just thought about this a little while ago but I would like to put some strap hinges on it to make it look like a swinging door so that it appears similar to what it is now; if it is not too strong or too much.

Chairman Gwaltney – Does anyone else have any comments before I say something? With your consideration of trying to make it look like doors that swing out, would that change the panel design of this door which does not divide equally in the middle?

Mr. Prevatte – I do not think so. It may be off an inch or two.

Chairman Gwaltney – No. I mean there is a panel in the middle of the door so you are not going to have anything that looks like there is a center portion of the door.

Mr. Hill – There are four (4) straps on the door.

Mr. Prevatte – It might be off a little bit. Actually, I will not put it in the middle. I will put it at the top and bottom on both sides. There will be four (4) of them on there.

Town Attorney – You are missing the point Mr. Prevatte.

Chairman Gwaltney – If you were to say where does the door split in half to swing open, you would have to draw it right through the middle of the panels. I will be honest with you. I prefer the look of what you already have versus what you are trying to do.

Mr. Prevatte – That is fine.

Chairman Gwaltney – Well, I can understand that you might want to have some sort of roll up or lifting door, I am wondering if the company makes something that looks more like boards.

Mr. Prevatte – It is a cost issue. It is about twice as expensive.

Chairman Gwaltney – We have never let that stand in the way of recommending things to people before. I know that garage doors that look like garage doors are not real great things that we try to put in the historic district.

Mr. Prevatte – A garage door?

Chairman Gwaltney – It is not something we fight to have.

Mr. Hill – You have to have doors on garages.

Chairman Gwaltney – I know but if they can look like carriage house doors appropriate to the property that is always better.

Mr. Prevatte – The existing doors are just T1-11 that somebody put up. I did not do that. All I did was paint the hinges to highlight them.

Chairman Gwaltney – I am sorry but I think they look more appropriate to the house than the one you want to put in; just the panel designs of it.

Mr. Prevatte – Yes but I want it to operate.

Chairman Gwaltney – I understand that but I am just saying that I think something that looks like a board.....

Mr. Prevatte – I cannot afford that other type. It is about two thousand (\$2,000.00) dollars. I cannot afford that.

Chairman Gwaltney – It is just my opinion. Somebody else can jump in and say whatever they are thinking here.

Ms. Hillegass – Are there other options available?

Mr. Prevatte – This garage was built in 1986. It is not historical. It is not attached.

Chairman Gwaltney – Right but it was built to complement a house built a long time ago.

Ms. Hillegass – But the house is a Landmark house. We have asked some people to do some very expensive things for simple garden sheds.

Chairman Gwaltney – On properties that were adjacent to Landmark houses. I would be curious as to what other options the company might make that had a material or design that looked more like what you already have. I know it is T1-11. I know we are not fond of T1-11.

Mr. Prevatte – Is it in the guidelines that you have to have a swing type door?

Chairman Gwaltney – I am not saying that it has to swing open; but I am just.....

Mr. Hill – I am sure you looked at them. They have a wood faced door that looks like that.

Mr. Prevatte – I know but they are two thousand (\$2,000.00) dollars.

Mr. Hill – I know what they cost.

Mr. Prevatte – T1-11 is not preferred. We have turned down sheds with T1-11.

Chairman Gwaltney – I understand that. I am not requesting or suggesting that you have T1-11; but the style of the T1-11 which looks like boards on a carriage house door for lack of a better name. To me, it is more fitting with the property than the panels of what you have there.

Mr. Prevatte – Does that mean that everybody that has a door like this should not have one?

Chairman Gwaltney – They are not before us tonight so.....

Mr. Prevatte – Because that is the way I read it. Does that mean everybody should take theirs down?

Town Attorney – There aren't any, Mr. Prevatte.

Mr. Prevatte – Are there not any like this in the historic district?

Town Attorney – I do not think so.

Ms. Hillegass – I would venture to guess not on a Landmark structure.

Mr. Prevatte – But the garage is not a Landmark.

Town Attorney – That is not the standard, Mr. Prevatte. It is not the garage that is the issue. It is the home that is the Landmark. Whatever complements the Landmark structure is what is under review. It is like somebody said earlier tonight. You apply a higher standard based on the designation of the structure. I forgot who said it but somebody did.

Ms. Hillegass – I did.

Town Attorney – I think the question they asked is, maybe you do not know the answer, do they make a door that looks more like a carriage door that is more affordable than the ones that Mr. Hill was talking about? Have you explored that with the garage door company?

Planning Technician – I am pretty sure they make a flat panel that does not have the raised panels. It would be flat across. There would not be a dividing middle per se. It would just be four flat panels that you could put the carriage pieces on and maybe have the two strips down the middle to make it look like a carriage door. I am pretty sure that they do. I cannot remember. It has been so long since I did garage doors. I know they had flat panel ones made of steel.

Mr. Prevatte – It is your call; whatever you want to do.

Mr. Goodrich – If you look on page 48, Mr. Chairman, there is a picture under new construction. I think it is a house very close to this house. It has a two (2) car garage and it has the same kind of doors on it.

Chairman Gwaltney – The same kind as.....

Mr. Goodrich -as is being proposed. It does not even have the hinges.

Mr. Prevatte – There are several like that in town, I know.

Town Attorney – That is the Danny Well's old house. That garage is really old. It is older than you think it is. That garage has been there ever since....

Chairman Gwaltney – What is the address?

Town Attorney – It is the house next to Bob Clay's mother's house. I have no idea what the address is.

Chairman Gwaltney – It sits right on the street with the bushes.

Mr. Goodrich – I guess my point, Mr. Chairman, is that the doors appear to be similar doors as you can see in the picture only they are white.

Chairman Gwaltney – Where you are reading in the book, does it reference the picture or say that they are acceptable garage doors?

Mr. Goodrich – No, it does not; but it is an example that is in the book.

Town Attorney – It has to do with site paving; not garage doors.

Mr. Goodrich – Exactly; but it clearly demonstrates the garage doors on that particular garage. It might be under site paving but you cannot look at site paving without seeing that big, white garage.

Chairman Gwaltney – I will say this. There are not many garage doors in the district that look like that. If they are, they have been there a long time. When we went through the whole Cary and Main situation about trying to develop a whole new neighborhood that was complimentary to the historic district; one of the big pushes in that was to have garage doors in the rear of the property so they did not show. The ones that were on the front, for the most part, were designed to look like carriage house doors. It is an overlying theme to not have, what I consider, a contemporary design on a garage door in the historic district; certainly on a Landmark property that sits right on Main Street.

Mr. Prevatte – Let me ask you a question. Why does it have to look like a carriage door?

Chairman Gwaltney – I am using that term as an example for something that is more in line with what would be on a house of that period.

Mr. Prevatte – But the garage was built in 1986.

Chairman Gwaltney – I understand that; but it was built to complement a house that was built in what year?

Mr. Prevatte – It was built in 1900.

Chairman Gwaltney – 1900, so, they did not have garages in 1900. They had carriage houses so for lack of a better term I am calling it a carriage house door.

Mr. Prevatte – Well, this could actually be considered a shed.

Town Attorney – That does not change the fact that you want to put a garage door on it.

Ms. Hillegass – Which we have held to very high standards recently.

Chairman Gwaltney – Yes.

Mr. Prevatte – Make your decision.

Vice Chairman Torre – I went into the guidelines when I got this package. I read them over, over, and over again. There is not a word in there about a garage door. Generally speaking, it does say replace wood only when it is beyond repair. It also says to use substitute materials that look alike and to convey the same visual appearance. I do not know. I think that is probably the intent. Putting an aluminum roll up door on a historic property probably is not appropriate.

Chairman Gwaltney – Is there any other discussion? Is there a motion?

Mr. Goodrich – I make a motion to approve.

Chairman Gwaltney – I have a motion to approve the application as presented.

Do I have a second?

Vice Chairman Torre – Second.

Chairman Gwaltney – A motion has been made and properly seconded to accept the application as presented. Roll call vote.

On call for the vote, six members were present. Mr. Ronny Prevatte abstained, Mr. David Goodrich voted aye, Chairman Gwaltney voted nay, Mr. Russell Hill voted nay, Ms. Hillegass voted nay, and Vice Chairman Torre voted nay. There were four (4) votes against the motion. There was one (1) abstention. The motion is denied.

Chairman Gwaltney – The next item on our agenda is to discuss our Historic District Designation Review for South Church Street. Before we do that, I will stray from the agenda for just a moment and let Vice Chairman Torre give us a brief comment or two about a conference that he had attended. I believe he has some handouts that he wants to give to us.

Town Attorney – While he is passing out something, it seems to me that it might be appropriate to put on your list to do an update to the guidelines to address appurtenant structures as we keep running into that issue.

Chairman Gwaltney – I think you are correct.

Vice Chairman Torre – All of us are supposed to go once per year to a kind of continuing education deal in order to hold a seat on the Board. Last year, I went with Mr. William Saunders. It was held in Virginia Beach. This year I went to Danville at the end of last week and it was the same group of instructors. It is really an informative class. Mostly, what I came away with was that architectural review Boards in other jurisdictions are a little more strict than we are. They are a bit more stringent. They communicate amongst themselves far more than we communicate amongst ourselves. They have informal hearings so that someone who wants to be an applicant can come to an informal meeting and discuss various aspects and generally ask questions about what they can do and not do.

Ms. Hillegass – That is interesting because we do that with the Planning Commission. In fact, I am going to a meeting tomorrow. It is sort of a pre-application review meeting. We do not do that with BHAR at all. It is interesting.

Vice Chairman Torre – For what it is worth, our guidelines encourage us to do that on an informal basis. Not only that, when the Planning and Zoning Administrator

submits the package to other BHAR groups they are all over him. They are asking him all kinds of questions. Sometimes, they get together in groups to ask him questions. Generally, I think it is a worthwhile experience. The next one is in Richmond in the later part of June. I would encourage everybody to go.

Ms. Hillegass – Mr. Reish, could you get us information about that? I hear a lot of things about Planning Commission training but I have never heard about any of these.

Planning Technician – I will look into it for you.

Ms. Hillegass – I think a pre-application meeting would be very beneficial. I know it takes up staff time; but I have found the ones I have been involved in for Planning Commission helpful. We can give some insight on things that set people off for lack of a better phrase. Things like accessory structures on Landmark properties and that sort of thing. I was involved in Tractor Supply and Dollar General and they did some things that they do not normally do to their other stores. If you have seen the ones on Route 10, ours looks a little better than theirs and that is because we asked for certain things that we thought would make them have a bit more curb appeal. I think those meetings are very beneficial. They seem to be more willing to make those accommodations up front if they know it going in and they can align their presentation a little bit better and keep the ball rolling and keep to their schedule. It is helpful to them and it seemed to speed up the process. They are very appreciative of the feedback that we have given to them in the meetings I have been involved in.

Chairman Gwaltney – It is. We are going through that process right now with the building we are doing. The pre-application meeting was very helpful to sort of make sure everybody knows what is coming and that we are going in the right direction. A pre-meeting of some sort would be beneficial to clarify certain things when people have questions about what they can do. The staff tries to do this when they come to them with applications. They try and push them in the right direction.

Ms. Hillegass – Right. I think it means more to the applicant hearing it from Board members who will actually be the ones approving it. Making suggestions and letting them know how we are more likely to approve it with certain tweaks. I think it just gives a little more weight. They take it a bit more seriously and do not feel like it is a bureaucrat trying to shove something down their throat.

Chairman Gwaltney – So are you available on Tuesday nights the week before the meeting to meet with those folks?

Ms. Hillegass – Sometimes.

Vice Chairman Torre – We might be able to do it after these meetings conclude. If somebody wanted to come in after we adjourned, they could ask us a series of questions. We could point out from the book if we wanted to what we thought might happen if they actually put that on paper. The other thing they do in the training module, after all of the instruction has been completed, they give you an actual case that really happened. They break you up into groups and the group tries to determine the right solution to the application might be. You reconvene and they ask you for your answers and you are supposed to give your reasons for the answers that you gave. They are a little tougher than we are.

Chairman Gwaltney – Were the people from the other Boards from smaller towns like ours or larger cities?

Vice Chairman Torre – There were a number of people from Danville. It was the first time I have ever been there. It seems to be a pretty good sized community. I forget where the others were from. I got that same impression last year down in Virginia Beach. When I saw the case study, I did not think there was much to it but there was.

Chairman Gwaltney – That is good, informative stuff. Are there any other questions or comments on that? While we are looking at updating some things in our book, we might consider adding another step to the process.

Planning Technician – Maybe it could be an advisory question and answer session at the end of the meeting. We could put it on the agenda.

Chairman Gwaltney – That would take some pressure off of Mr. Saunders and Mr. Reish too.

Chairman Gwaltney – I think it is a valid point and a good idea. The next item on our agenda is to discuss our Historic District Designation Review for South Church Street. I will turn this over to our Planning Technician, Joseph Reish.

Planning Technician – Thank you, Mr. Chairman. There are not as many recommendations on this one. A lot of it is staying the same. We have a ton of Landmarks on South Church Street. We will just dive right into this. The first one is kind of a dual addressed place. You could call it 100 South Church Street. It is part of the museum.

100 South Church Street – Landmark and recommended to remain a Landmark.

102 South Church Street – Verizon office. It is Contributing and recommended to stay Contributing. The date range is 1910-1930. It looks almost Federal or Georgian but it is not that old.

111 South Church Street – This is the church. It is a Landmark and recommended to remain a Landmark. Part of it was built in 1832.

117 South Church Street – The Wentworth-Barrett house. I believe it is the second or third oldest. Mid 18th century. It is as old as the town itself. It is a Landmark and recommended to remain a Landmark.

121 South Church Street – Landmark and recommended to remain a Landmark.

123 South Church Street – Late 18th century/possibly pre-Revolution for the older part. Landmark and recommended to remain a Landmark.

130 South Church Street – Landmark and recommended to remain a Landmark. The date for this one is 1892.

201 South Church Street – Landmark and recommended to remain a Landmark. There is a lot of gingerbread, ornate trim on it. It was built about 1876 according to the old survey.

204 South Church Street – Contributing and recommended to remain Contributing. It has a lot of vinyl on the front but it also has the two brick flanks on the sides. The front burned down in the early 1970's which is why it was replaced with vinyl. Built in 1904.

205 South Church Street – Landmark and recommended to remain a Landmark.

212 South Church Street – Landmark and recommended to remain a Landmark. Chairman Gwaltney said that this house was originally built with a flat, Italianate style roof. All the roof lines above the trim above the gutter are built on top of a metal roof. If you go up in the attic on a sunny afternoon, you can see all of the spectacular stained glass windows. In the attic, you walk across the pitched standing seam metal roof. All of it is built on top of an existing roof.

213 South Church Street – Landmark and recommended to remain a Landmark. It was built in 1800.

220 South Church Street – Landmark and recommended to remain a Landmark.

223 South Church Street – This used to be Elsey Harris' house. Landmark and recommended to remain a Landmark. It was built around 1898.

226 South Church Street – This one has a designation change. It is designated Contributing but it has some really interesting architectural features. It has a curved arch at the very top with three windows. It has a curved porch. It is recommended to change to a Landmark. We believe it was built around 1875.

Ms. Hillegass – Do you need a motion to change the designation?

Chairman Gwaltney – The way this works is that staff has made their suggestions and as long as we are okay with what they suggest then this group will be checked off as done. Basically, the whole packet of the district will then go to Town Council on our recommendation as noted on each of the properties.

Ms. Hillegass – So, staff is recommending that we bump this one up to a Landmark property.

Planning Technician – Certainly.

Chairman Gwaltney – Unless we decide otherwise.

304 South Church Street – Landmark and recommended to remain a Landmark.

309 South Church Street - Landmark and recommended to remain a Landmark.

315 South Church Street – Non-Contributing and recommended to change to Contributing. It is not the most historic looking house but it is an attractive house. We felt that it contributed to the district. The Town Attorney believes it to have been built in the 1950's. There is a very old tree on the site as well. Chairman Gwaltney felt the change was good to complement the houses around it for when changes need to be done.

318 South Church Street – Landmark and recommended to remain a Landmark.

326 South Church Street – Contributing and recommended to remain Contributing. It is an attractive house and contributes to the district.

331 South Church Street - Landmark and recommended to remain a Landmark.

334 South Church Street - Landmark and recommended to remain a Landmark.

335 South Church Street - Landmark and recommended to remain a Landmark.

338 South Church Street - Landmark and recommended to remain a Landmark. It was built in 1758 as a store house.

340 South Church Street - Landmark and recommended to remain a Landmark.

344 South Church Street - Landmark and recommended to remain a Landmark.

Mr. Goodrich informed the Board that this home was actually moved from across the street by a team of mules. In the attic, you walk on a tin roof inside the attic.

The back of the house is actually the front of the house now. It was moved from where the Berryman mansion is now. It was the original Methodist parsonage in 1875.

345 South Church Street - Landmark and recommended to remain a Landmark.

It has some pretty significant architectural features.

346 South Church Street – Contributing and recommended to remain Contributing.

348 South Church Street – It had some work done a few years ago. Contributing and recommended to stay Contributing.

351 South Church Street – Landmark and recommended to remain a Landmark.

352 South Church Street - Landmark and recommended to remain a Landmark.

356 South Church Street – Non-Contributing and recommended to be Contributing. It has a large front porch. It looks like it was built between 1890-1910. It really should have been Contributing during the last update due to its age.

357 South Church Street - Landmark and recommended to remain a Landmark.

It was built in the 1820's. They are working on fixing it up.

362 South Church Street – Contributing and recommended to remain Contributing. It has the front windows and a big front porch. This is one of the only true duplexes in the historic district. There are houses that are grandfathered with a duplex use but this one looks like it was built that way originally.

365 South Church Street - Landmark and recommended to remain a Landmark. I have seen a picture of the stairwell inside that house before. It is really cool looking.

368 South Church Street - Landmark and recommended to remain a Landmark.

It was built between 1880 and 1900.

372 South Church Street – Contributing and recommended to remain Contributing. It was built between 1890 and 1910.

Town Attorney – Why would that one not be a Landmark?

Planning Technician – We can change it.

Chairman Gwaltney – I recommend we upgrade that one.

Town Attorney – During the last survey, it was very plain and it needed a lot of work. They have done that now. It used to be completely white.

The Board recommended changing 372 South Church Street from Contributing to Landmark.

373 South Church Street - Landmark and recommended to remain a Landmark.

It was built about 1800.

378 South Church Street – Contributing and recommended to remain Contributing.

379 South Church Street – This house is relatively new. There was not even a survey for it. It has no designation but we recommended Non-Contributing. It does have pretty interesting front porch steps. You do not see very many of them that wide. It has a good size front porch.

382 South Church Street – Contributing and recommended to remain Contributing because it has the two (2) dormers. The bricks are kind of interesting too; but I do not think it is real historic looking.

386 South Church Street – Contributing and recommended to remain Contributing. We felt that it certainly does contribute to the historic district. It has pretty neat front porch features. It is kind of plain looking in a way; but I kind of like simple myself.

Ms. Hillegass – It is really two (2) apartments, I believe.

Planning Technician – I believe it is currently a duplex use.

390 South Church Street – I meant to get a new picture of this one after Vicki Adams and Lee Duncan had completed the restoration of it. It looks a lot better with the full front porch on it. It is Contributing and we recommend that it remain Contributing. It is also a grandfathered duplex use.

403 South Church Street – I think it is wrapped in aluminum or vinyl. I cannot remember. It has the 1950 style aluminum awnings that you really do not see too much anymore. It is Non-Contributing and recommended to remain Non-Contributing. It does not have a front porch at the front door. It does not really contribute a whole lot.

405 South Church Street – We could potentially upgrade this one to Contributing. It does have some features on it that are a little older. It has a big porch. We

have it as Non-Contributing but we are open to making that one a Contributing structure.

Town Attorney – No, do not do that because if there is ever an opportunity for some urban revitalization an upgrade of it would be a bad thing.

409 South Church Street - William and I debated about this one too. It is currently Non-Contributing. It may have been the designation for the actual Smithfield Station restaurant. I think these were built not too long after the 1990 historic district designations. We both felt that they contribute a little bit to the historic district. It has the different Colonial colors. It has a lot of dormers and different architectural features; but it is really up to you if you want to make it Contributing. It is the second thing you see when you come into the historic district. The oval shaped sign with the windows, to me, just screams 1880's or 1890's hotel. It may have been the look they were going for when they built it. With this one, with the restaurant itself, it does have a very Outer Banks look to it. There are not too many Outer Banks structures that are really that old. The little observation tower is pretty neat. It was designated as Non-Contributing. We would certainly be open to upgrading to Contributing if you see fit. We figured, for simplicity, to just leave it Non-Contributing.

415 South Church Street - And last but not least, the replica of the lighthouse is designated as Non-Contributing but it certainly looks like a very historic lighthouse. It is what they were going for when they built it. When you go to the mouth of the Pagan River and go out into the James River, there are the remnants of one of those that was at the shoal at the mouth of the Pagan.

Chairman Gwaltney – It was designed after a lighthouse in Maryland called St. Michaels.

Town Attorney – But they were not uncommon up and down the Chesapeake Bay.

Chairman Gwaltney – I am really kind of wondering. The Station itself was really kind of designed after a Coast Guard station on the Chesapeake Bay. I cannot say that it is one specific one. It seems odd to me that we have the boardwalk shops which is the newer portion as Contributing and we have the lighthouse as Contributing; but yet, we do not have the Smithfield Station itself as Contributing.

Town Attorney – It has been there for thirty (30) years; but it is almost iconic. After the P.D. Gwaltney Jr. house, there is hardly anything more iconic except perhaps the Courthouse. It is certainly better known and frequently photographed.

Planning Technician – We can honestly say that it contributes to the historic district. It is the Board's call.

Mr. Hill – I think we should change that one to Contributing as well.

Chairman Gwaltney – I kind of feel the same. I am looking for some verbiage to back it up with.

Mr. Hill – They are doing a lot of work on it now. Everything is being changed to Hardie Board on it. It will match everything else.

Town Attorney – There is a definition on it provided by the Planning and Zoning Administrator.

Planning Technician – It does contribute to the historic character. I did not even realize that the observation tower was modeled after a historic rescue station.

Chairman Gwaltney – The whole building is designed after a Coast Guard building.

Ms. Hillegass – It is certainly an iconic structure in town.

Planning Technician – No problem. We will change it to Contributing based on the recommendations. I agree with you all wholeheartedly. To me, the light tower replica was kind of a no brainer. It is very historic looking. I guess I spent my youth down in Nags Head looking at structures just like that and never really equated them with anything historic.

Chairman Gwaltney – I do not think we had any of those buildings in this town. We are a river port town and connected to the Chesapeake Bay. I do not know; maybe it is a stretch but I think it is a local, to some degree, type of architecture local to the Tidewater/Hampton Roads area.

Ms. Hillegass – It was certainly built with that in mind.

Chairman Gwaltney – Yes, so I would recommend we make all three (3) of those properties Contributing if the Board feels the same way. Two (2) of them already are.

Ms. Hillegass – I agree.

Planning Technician – We certainly have a quorum. That is the end of South Church Street. Once you go across the bridge, you leave the historic district.

Chairman Gwaltney - Did you note the changes to all of the properties recommended for change?

Planning Technician – Yes. I have them written down. Thank you all for your patience with the designation.

Chairman Gwaltney – Thank you. If there is no other discussion, we will move to Approval of the April 18th, 2017 Meeting Minutes.

Town Attorney – I found one (1) change. I recommend approval of the minutes with one (1) revision.

Ms. Hillegass – What was the change? We never know what they are.

Town Attorney – Heart pine instead of hard pine.

Ms. Hillegass – I move to approve the change as noted.

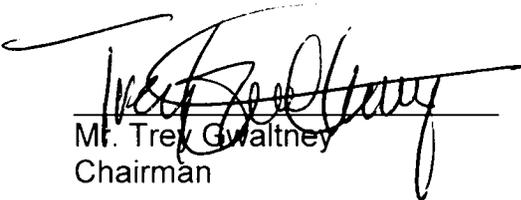
Mr. Goodrich – Second.

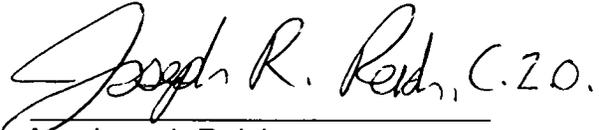
Chairman Gwaltney – A motion has been made and properly seconded. All those in favor signify by saying aye, opposed say nay.

On call for the vote, six members were present. Mr. Ronny Prevatte voted aye, Mr. David Goodrich voted aye, Ms. Hillegass voted aye, Mr. Russell Hill voted aye, Vice Chairman Torre voted aye, and Chairman Gwaltney voted aye. There were no votes against the motion. The motion passed.

Chairman Gwaltney – Our meeting is adjourned.

The meeting adjourned at 8:15 p.m.


Mr. Trey Gwaltney
Chairman


Mr. Joseph Reish
Planning Technician